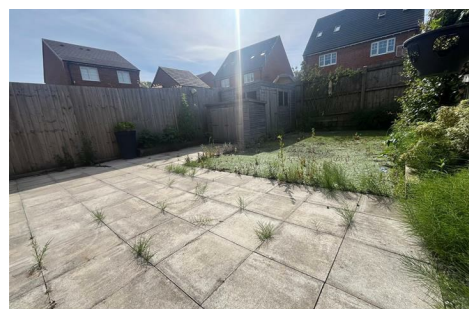


18/20 STAMFORD STREET STALYBRIDGE CHESHIRE TEL: 0161 338 2292

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Chapman Avenue, Hyde, SK14 2AR

This modern three-bedroom semi-detached property is situated on a popular residential estate which enjoys good accessibility to local amenities and excellent commuter links. The three-bedroom, two bathroom accommodation is, in our opinion, ideally suited to a growing family with double car driveway to the front and a low maintenance fully enclosed rear garden.

Price £270,000

Chapman Avenue, Hyde, SK14 2AR

- Three-Bedroom, Two-Bathroom Semi-Detached Property
- Modern Popular Residential Estate
- Fully Enclosed Low Maintenance Rear Garden
- Built-in/Fitted Wardrobes to Two Main Bedrooms
- Good Accessibility to Hyde Town Centre
- Close to Hyde Park
- No Onward Chain
- Well Placed For Commuter Links
- Internal Inspection Recommended

The Accommodation Briefly Comprises:

Entrance Hallway, living room, downstairs cloaks/WC, dining kitchen with integrated appliances and uPVC double-glazed French doors onto the rear garden. To the first floor there are three well-proportioned bedrooms (Master having en-suite shower room) plus family bathroom.

Externally, there is a double width driveway whilst to the rear there is a fully enclosed low maintenance garden area with flagged and Astro turf sections.

The property is within easy reach of Hyde town centre which provides a range of shopping and recreational amenities as well as excellent commuter links. Local junior and high schools are also close to hand as is Hyde Park.

The Accommodation In Detail Comprises:

GROUND FLOOR

Entrance Hallway

Composite style security door with two double-glazed units, built-in service cupboard, central heating radiator.

Living Room

13'9 x 12'2 maximum (4.19m x 3.71m maximum)
uPVC double-glazed window, central heating radiator.

Inner Hallway

Understairs storage cupboard, laminate flooring.

Cloaks/WC

Low-level WC, pedestal wash hand basin, central heating radiator.

Dining Kitchen

15'7 x 9'5 (4.75m x 2.87m)

One and a half bowl single drainer stainless-steel sink unit, a range of modern wall and floor mounted units, built-in oven, four-ring gas hob with chimney hood over, integrated dishwasher, integrated washing machine, integrated fridge-freezer, recess spotlights, uPVC double-glazed French doors, uPVC double-glazed window, central eating radiator.

FIRST FLOOR

Landing

Loft access.

Bedroom 1

9'8 x 9'4 plus door recess and built-in wardrobes (2.95m x 2.84m plus door recess and built-in wardrobe)
uPVC double-glazed window, central heating radiator.

En-Suite

Shower cubicle, low-level WC, pedestal wash hand basin, recess spotlights, heated chrome towel rail/radiator.

Bedroom 2

10'11 x 8'7 (3.33m x 2.62m)
uPVC double-glazed window, fitted wardrobes, central heating radiator.

Bedroom 3

11'8 reducing to 10'11 x 6'9 (3.56m reducing to 3.33m x 2.06m)
uPVC double-glazed window, central heating radiator.

Bathroom/WC

Panelled bath with shower over, low-level WC,

pedestal wash hand basin, part tiled, recess spotlights, heated chrome towel rail/radiator.

EXTERNAL

Externally, there is a double width driveway providing off-road parking to the front of the property.

The fully enclosed rear garden has flagged patio and Astro turf sections.

TENURE

Tenure of the property is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "C".

VIEWINGS

Strictly by appointment with the Agents.

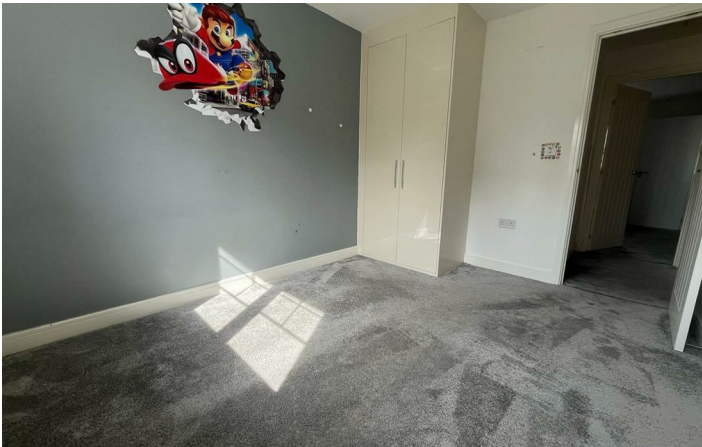
AML Checks

We are required by law to conduct Anti Money Laundering (AML) checks for all vendors and purchasers. A non refundable fee of £15 per check will be payable to cover this digital process. These checks are carried out by Thirdfort.

This is a legal requirement to meet HMRC and UK law guidelines .



Directions



Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 5/2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

